

Planning Commission Staff Report

File # 15Z19

Recommendation to the City Council for a Text Amendment to the Taylorsville Municipal Code Section 13.08.020 (E) Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, and Chapter 13.36 Definitions



Department of Economic and Community Development

Date:	January 9, 2020
Meeting Date:	January 14, 2020
Agenda Item:	Public Hearing and Recommendation to the City Council for a Text Amendment to the Taylorsville Municipal Code Section 13.08.020 (E) Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, and Chapter 13.36 Definitions
Subject Property Address:	City-wide
Applicant:	City of Taylorsville
Applicant Agent:	NA
Author:	Angela Price, Senior Planner
Zoning Designation:	City-wide
General Plan Designation:	City-wide
Parcel #:	City-wide
Applicable Ordinances:	13.08.020(E) and 13.36
Agenda item #:	4

Attachments:

Exhibit A: Proposed Text Amendment to Section 13.08.020 (E) Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts.

Exhibit B: Proposed Text Amendment to Chapter 13.36 Definitions

Summary

The City of Taylorsville is requesting a text amendment to the Taylorsville Municipal Code Section 13.08.020 (E) Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, and Chapter 13.36 Definitions.

The proposed amendment will make the following changes to the Taylorsville Municipal Code:

- Amend the Land Use Table (13.08.020 (E)) to ensure land uses are congruent between districts, and to facilitate the potential for future development.
- Amend the footnote section to be consistent with current code, and to provide requirements specific to Auto, Truck, RV, Indoor Storage.
- Add a definition for Auto, Truck, RV, Indoor Storage, and Equipment Sales and Rentals.
- Amend the definition for Automotive Self-Service Station and Automotive Service Station.

A copy of the City's Zoning Map can be found [here](#) to reference as you are reviewing the proposed amendments.

Adjacent Land Uses

The proposed text amendment has city-wide implications.

Public Comment

There was no public comment received on this project.

Analysis

The proposed text amendments will provide consistency with current land uses.

Findings

1. This application was initiated by the City of Taylorsville.
2. The City is requesting a text amendment to the Taylorsville Municipal Code Section 13.08.020 (E) Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts to ensure consistency between zoning districts and with current code.
3. A proposed amendment to 13.36, Definitions includes a definition for Auto, Truck, RV, Indoor Storage and Equipment Sales and Rentals.
4. Amend the definition for Automotive Self-Service Station and Automotive Service Station.
5. A text amendment to the Taylorsville Municipal Code must be approved or denied by the City Council.

Staff Recommendation

Staff recommends that the Planning Commission sends a positive recommendation to the City Council regarding the proposed text amendment to the Taylorsville Municipal Code Section

13.08.020 (E) Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts, and Chapter 13.36 Definitions.

Conditions of Approval

NA

Recommended Motion

I move that we send a positive recommendation to the City Council for File #15Z19 for a text amendment to the Taylorsville Municipal Code Section 13.08.020 (E) Permitted Land Use Matrix by the Commercial, Office, Industrial, Mixed Use, Transit Corridor, and Research and Development Districts with corresponding footnotes, and Chapter 13.36 Definitions based on the Findings as stated in the Staff Report.